

Draft of 8/20/15

Chadds Ford Township
Delaware County, PA

Board of Supervisors' Regular Meeting
Wednesday, August 5, 2015
6:30PM Public Hearing
7:00PM Regular Meeting

The regular meeting of the Chadds Ford Township Board of Supervisors was called to order Wednesday, August 5, 2015 at 7:00PM. Chairman Frank Murphy, Vice Chairman George Thorpe and Supervisor Samantha Reiner were present. Ms. Amanda Serock, Manager, Mr. Hugh Donaghue, Solicitor, Mr. Dan Malloy, Engineer and Mr. Matt DiFilippo, Assistant to the Manager were also present. A public hearing for draft Ordinance 134, Assisted Living Facilities in B-Business District by Conditional Use, preceded the meeting at 6:30PM. Eighteen (18) people from the public were present.

Public Hearing: Ordinance 134, (B) – Business District Text Amendment to Allow Assisted Living Facilities

A public hearing was called to order regarding the adoption of Ordinance 134, (B) – Business District Text Amendment to Allow Assisted Living Facilities by Conditional Use. A court reporter was present and official transcripts are available.

Supervisor Reiner's motion to close the hearing on Ordinance 134, B-Business District to Allow Assisted Living Facilities by Conditional Use was seconded by Vice Chairman Thorpe and approved unanimously.

Call to Order

Chairman Murphy called the regular meeting to order at 7:29PM.

PA State Police Report

PA State Police Trooper and Community Relations Officer Timothy Green introduced himself and gave his background. He reported the crime statistics for Chadds Ford Township citing 90 incidents primarily alarms and some DUI's. Speeding along Baltimore Pike was discussed. He also reported that Troop K in Media, PA has a new Lieutenant by the name of Eric Turk.

Supervisors' Report

Chairman Murphy reported holding an executive session July 29th and again on August 5th for personnel and litigation matters. Supervisor Reiner reported meeting with the Zoning Task Force and the Strategic Advisory Committee.

Approval of Minutes

Supervisor Reiner's motion to approve the Regular Meeting Minutes of July 1st was seconded by

George Thorpe. Supervisor Reiner abstained from voting, as she was not present at that meeting. Chairman Murphy voted to approve the Regular Meeting Minutes of July 1st and the minutes were approved.

Manager's Report

Manager Serock submitted a written report. She mentioned the following upcoming events: the Strategic Advisory Committee's public workshop to discuss the Township's Comprehensive Plan on August 25th, and the Rachel Kohl Library 35th Anniversary celebration on August 29th.

Treasurer's Report

Assistant DiFilippo presented the Treasurer's Report. A written report and hardcopies of the Township's financial status for the Month of July were provided by Manager Serock.

Supervisor Reiner's motion to approve the General Fund expenditures in the amount of \$72,995.46 was seconded by Vice Chairman Thorpe and passed unanimously.

Supervisor Reiner's motion to approve the release of a septic escrow in the amount of \$950.00 to the homeowner at 8 Bullock Road for completed septic work was seconded by Vice Chairman Thorpe and passed unanimously.

Vice Chairman Thorpe's motion to approve the release of a liquor license hearing escrow in the amount of \$2,000.01 for Not Your Average Joe's was seconded by Supervisor Reiner and passed unanimously.

Vice Chairman Thorpe's motion to approve the release of a grading escrow in the amount of \$1,000.00 to Pettinaro for a rescinded grading permit at Ridge Road and Wilmington Pike due to the project being in neighboring Concord Township was seconded by Supervisor Reiner and passed unanimously.

Engineer's Report

Engineer Malloy submitted a written report. He mentioned meeting with Vice Chairman Thorpe to discuss the Road Program, attending the Board of Supervisors' and Planning Commission meeting, conducting a review for a recently installed sanitary sewer system, reviewing three different draft ordinances, reviewing and responding to recent SALDO applications, inspections and three grading permits. Chairman Murphy inquired about the status of the Brandywine Mills project to which Engineer Malloy responded that the curb work, street lighting and paving are complete. Supervisor Reiner inquired about inspections of street lights to which Engineer Malloy responded was being done by using a light meter. Other items discussed between the Board of Supervisors and Engineer Malloy were the status of the Audi dealership, the soil stockpile in neighboring Concord Township by Pettinaro at Ridge Road and Wilmington Pike and post-construction compliance inspections.

Old Business: Ordinance 134, B-Business District Text Amendment to Allow Assisted Living Facilities

Supervisor Reiner's motion to authorize the approval of Ordinance 134, B-Business District Text Amendment to Allow Assisted Living Facilities by conditional use was seconded by Vice Chairman Thorpe. The following points were discussed: the applicant is amenable to addressing the Board of Supervisors' and neighboring residents' concerns; the application was thoroughly reviewed by the Township's Planning Commission, Board of Supervisors and Delaware County's Planning Commission. The motion was approved unanimously.

New Business: Authorization to Advertise Ordinance 140, Floodplain

Supervisor Reiner's motion to authorize the advertisement of Ordinance 140, Floodplain, was seconded by Vice Chairman Thorpe and approved unanimously. Engineer Malloy added during discussion that the Township's Floodplain areas will be updated on the zoning map as part of the ordinance.

New Business: Resolution 2015 – 18, Fee Schedule Amendment (Stormwater Management)

Manager Serock explained the update to the fee schedule per the recently passed stormwater management ordinance and required Operations and Maintenance agreement which includes a fund for 25-years of inspections of stormwater controls. Chairman Murphy recommended a change from "on the life" to "over the life" and Solicitor Donaghue recommended that the amendment end at the word "Township," and the word "calculations" be changed to "amounts."

Chairman Murphy's motion to approve Resolution 2015 – 18 with the aforementioned amendments, Fee Schedule Amendment (Stormwater Management), was seconded by Supervisor Reiner and passed unanimously.

New Business: HARB Certificate of Appropriateness, 14 Station Way, Exterior Paint Approval

Supervisor Reiner's motion to approve HARB's exterior paint recommendation for 14 Station Way was seconded by Vice Chairman Thorpe and passed unanimously.

Committee Reports

Noelle Barbone, Chair, Strategic Advisory Committee, reported that the committee has continued their review of the Township's Comprehensive Plan. She requested a workshop meeting with a qualified facilitator on Tuesday, August 25th from 6 – 8PM with light refreshments.

Supervisor Reiner's motion to approve a budget of \$2,000 for the special workshop meeting to be held on Tuesday, August 25th was seconded by Vice Chairman Thorpe and passed unanimously.

Engineer's Report (Continued)

Engineer Malloy requested a motion for an eighth escrow release requested by Brandywine Mills

for the completion of items constructed at the Brandywine Mills shopping center in the amount of \$70,661.10.

Vice Chairman Thorpe's motion to approve escrow release #8 in the amount of \$70,661.10 to Carlino Development for work completed at the Brandywine Mills Shopping Center was seconded by Chairman Murphy and passed unanimously.

Public Comment

Jeffery and Karen Ernst, 19 Longview Road, expressed three concerns over the construction currently underway at 1810 Wilmington Pike, the shopping center adjacent to their home: a privacy fence that has not been erected as promised, gravel dumped on the grass north of the parking lot, and the parking lot lights being constructed improperly. Chairman Murphy and Supervisor Reiner asked the Township Engineer to address their concerns and review the plans.

Adjournment

Chairman Murphy's motion to adjourn the regular meeting at 8:22PM was seconded by Supervisor Reiner and passed unanimously.

Respectfully submitted,

Matthew DiFilippo
Assistant to the Manager